138.0	0008	0001.A	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,486,000 / 2,486,000
					USE VALUE:	2,486,000 / 2,486,000
					ASSESSED:	2,486,000 / 2,486,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEPT/CONSERVATION & RECREATIO
Owner 2:	WATER SUPPLY PROTECTION DIV
Owner 3:	
Street 1:	20 SOMERSET ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02108 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 55,123 Sq. Ft. of land mainly classified as DCR with a Util. Bldg. Building built about 1962, having primarily Stone Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
925	55123.000	5,500		2,480,500	2,486,000
Total Card	1.265	5,500		2,480,500	2,486,000
Total Parcel	1.265	5,500		2,480,500	2,486,000

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88933
GIS Ref	
GIS Ref	
Insp Date	11/30/99

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	925	FV	5,500	0	55,123.	2,480,500	2,486,000	2,486,000	Year End Roll	12/18/2019
2019	925	FV	5,500	0	55,123.	2,618,300	2,623,800	2,623,800	Year End Roll	1/3/2019
2018	925	FV	5,500	0	55,123.	1,929,300	1,934,800	1,934,800	Year End Roll	12/20/2017
2017	925	FV	5,500	0	55,123.	1,846,600	1,852,100	1,852,100	Year End Roll	1/3/2017
2016	901	FV	5,500	0	55,123.	1,708,800	1,714,300	1,714,300	Year End	1/4/2016
2015	901	FV	5,500	0	55,123.	1,433,200	1,438,700	1,438,700	Year End Roll	12/11/2014
2014	901	FV	5,500	0	55,123.	1,400,100	1,405,600	1,405,600	Year End Roll	12/16/2013
2013	901	FV	5,500	0	55,123.	1,334,000	1,339,500	1,339,500		12/13/2012

!10715!

PRINT

Date	Time
12/11/20	00:59:43

LAST REV

Date	Time
03/14/16	13:01:57

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10715

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9153-213		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	88933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/1999	Meas/Inspect	263	PATRIOT
11/22/1997		CB	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
925	DCR		55123		Sq. Ft.	Site		0	90.	0.50	10									2,480,535						2,480,500	

Total AC/HA:	1.26545	Total SF/SM:	55123	Parcel LUC:	925	DCR	Prime NB Desc:	ARLINGTON	Total:	2,480,535	Spl Credit		Total:	2,480,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	59 - Util. Bldg.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	9 - Stone		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	45.00
Size Adj.:	1.00000000
Const Adj.:	1.05968416
Adj $ / SQ:	47.686
Other Features:	5000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	7300
Depreciation:	1789
Depreciated Total:	5512

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB	2	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	69.62
Special Features:	0	Val/Su Net:	
Final Total:	5500	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

138.0-0008-0001.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	